



Property Address: 643 Hinman Ave. Evanston, IL. 60202

	Current	Pro-Forma	
Yearly Rental Income	\$ 168,948.00	\$ 204,000.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 28,566.38	\$ 28,566.38	Proforma taxes based on est. 5% annual increase.
Insurance	\$ 4,200.00	\$ 4,200.00	
Utilities			
Gas	\$ 8,283.09	\$ 8,283.09	
Water	\$ 2,543.55	\$ 2,543.55	
Electric	\$ 960.00	\$ 960.00	
Garbage	\$ 1,758.00	\$ 1,758.00	
Snow/Lawn	\$ 1,920.00	\$ 1,920.00	
Repairs/Maintenance	\$ 4,200.00	\$ 4,200.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 8,447.40	\$ 10,200.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 60,878.42	\$ 62,631.02
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Net Operating Income	\$ 108,069.58	\$ 141,368.98
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	Common Areas	Units	Notes
Gas	L	LT	Tenants Pay for cooking Gas
Water	L	L	
Electric	L	T	
Garbage	L		
Snow/Lawn	L		

- (L) Landlord Responsible
- (T) Tenant Responsible
- (LT) Landlord & Tenant Responsible

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